



PLANNING, ZONING AND BUILDING DEPARTMENT

Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 11/3/20

APPLICATION NO.: Z-20-00310 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 310 MEDITERRANEAN RD

DESCRIPTION:

Sections 134, 229, 134-329, and 134-843(b): Special Exception and Site Plan Review to allow the renovation of a two-story, single family house, including raising the existing house to 7.0 NAVD and demolishing more than 50% of the house by cubic square footage, on a non-conforming lot, comprised of a portion of platted lots, which is 113.5 feet in depth in lieu of the 150-foot depth required in the R-A Zoning District. In connection with the renovation, the following variances are being requested:

1. Section 134-843(a)(5): Request for redevelopment of a single-family home with a front yard setback of 26.0 feet in lieu of the 35-foot minimum required in R-A Zoning District.
2. Section 134-1757: Request for installation of a swimming pool with a rear setback of 4.0 feet in lieu of the 10-foot minimum requirement.
3. Section 134-843(a)(7): Request for redevelopment of the house with a building height plane setback ranging from 26.0 to 32.35 feet in lieu of the range of 30.5 to 43.0 feet minimum required in R-A Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	11/18/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	1/4/2021	Stormwater Management Level of Service in accordance with Section 86-95 has not been obtained based upon the plans and calculations provided.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	11/17/2020	there are no fire code concerns with the proposed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	1/5/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 01/27/2021 as Application B-083-2020. A motion carried at the December ARCOM meeting to defer the project to the January meeting in order to address comments from Commissioners related to variances, scale, massing, and hardscape.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	11/18/2020	No Comment



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PZB - ZONING

Paul Castro, Zoning
Administrator

11/20/2020

As part of the site plan review, the Zoning Manager recommends that the Town Council deny the request to expand the backyard by adding what the applicant is calling a "dock" across most of the seawall and over Lake Worth in the backyard. I do not believe this to be a dock but an attempt to increase the area of the backyard by building over the Conservation Zoning District. Staff is seeing more of this type of development and I will continue to recommend denial of these types of requests. I would also recommend taking another look at the definition of "dock" and the regulations related to building west of the Bulkhead Line on Lake Worth within the Town of Palm Beach.

As for the other variances, staff recommends you consider whether there is a hardship to demolish more than 50% of the cubic footage of the existing nonconforming house..